




McEwan Fraser Legal
Solicitors & Estate Agents
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4 Castle Gate, 12 Skelmorlie Castle Road

SKELMORLIE, NORTH AYRSHIRE, PA17 5AH

4 Castle Gate is located in a popular pocket of Skelmorlie, with the neighbouring town of Wemyss Bay provide excellent local amenity shopping. The two villages form a belt of substantial, predominantly Victorian dwellings where wealthy merchants of Glasgow built their holiday and weekend homes. Today many of these dwellings have been subdivided and are occupied by families commuting daily to Glasgow. The M8 and the city centre of Glasgow can be accessed via the A78 in approximately forty five minutes and by train in a similar time from Wemyss Bay railway station. Wemyss Bay also serves as the ferry terminal for holidaymakers travelling to Rothesay and the Isle of Bute.

Part Exchange available. We are delighted to introduce to the market this two bedroom mid-terraced villa formed over two levels which would be the perfect acquisition for a wide variety of purchaser(s) looking for their ideal home. The current owners have designed the property well to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first class specification.

An entrance hallway allows access to all apartments on this level. An impressive formal lounge is flooded with natural light from the window to the front aspect. The fitted kitchen has a good range of floor and wall mounted units with a striking work surface, creating a

Prestwick Airport (thirty-three miles) provides flights to London Stansted, Ireland and a wide number of continental European destinations.

Local schooling can be found nearby at Largs Academy, with Glasgow and Kilmacolm providing an excellent choice of private schooling. There is a local primary school in Skelmorlie. For sporting enthusiasts, the Firth of Clyde provides some of Scotland's most testing waters and is home to a number of acclaimed marinas including Kip Marina and Largs Yacht Haven where many fine crafts can be found. There are a number of quality golf courses in the area including Skelmorlie Golf Club's eighteen hole course.

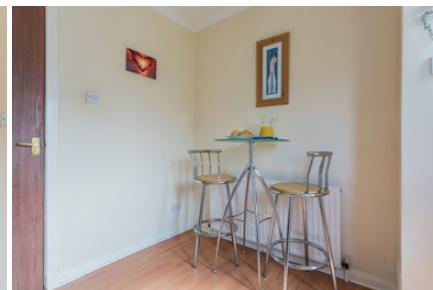
fashionable and efficient workspace.

The crisp and contemporary styling continues in the upstairs accommodation. This level comprises of two well-proportioned bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser(s) needs and requirements, such as a study/hot office for those requiring working from home arrangements.

Externally the property benefits from private front and rear garden grounds with the added bonus of private parking to the rear. The property also features gas central heating and double glazing, helping to ensure a warm, yet cost effective, living environment all year round.

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Approximate Dimensions
(Taken from the widest point)

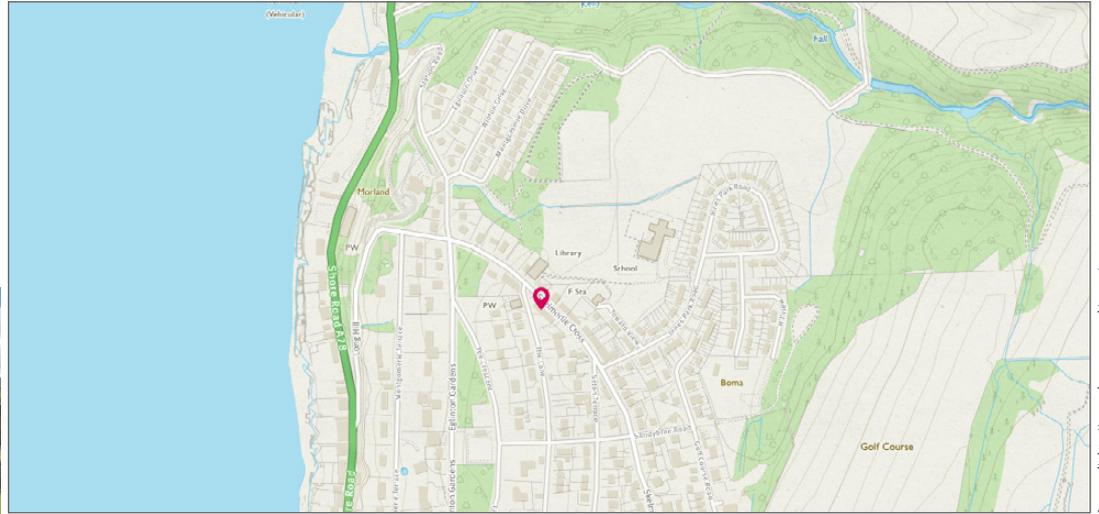
Lounge	4.40m (14'5") x 4.10m (13'5")
Kitchen	4.40m (14'5") x 2.30m (7'7")
Master Bedroom	3.30m (10'10") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 2.30m (7'7")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²): 60m²

EPC Rating: D

Extras (Included in the sale):

Carpets and floor coverings, light fixtures and fittings, curtains and blinds.




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**Part
Exchange
Available**

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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